



**8.6** **CITY OF PORT PHILLIP'S SUBMISSION TO CITY OF BAYSIDE REGARDING THE FUTURE OF ELSTERNWICK PARK NORTH**

**WARD:** **CANAL**

**GENERAL MANAGER:** **CLAIRE FERRES MILES, PLACE STRATEGY & DEVELOPMENT**

**PREPARED BY:** **RENAE WALTON, COORDINATOR SUSTAINABLE POLICY**

**TRIM FILE NO:** **30/21/18**

**ATTACHMENTS:**

- 1. Elsternwick Park North Site Plan Option 1a**
- 2. Elsternwick Park North Site Plan Option 2a**
- 3. Elsternwick Park North Option 5**

**PURPOSE**

- This report outlines the first round of concept plans relating to the future use of Elsternwick Park North being presented to Bayside City Council at a special Council meeting on April 26 2017.
- This report informs Council of the response City of Port Phillip officers will present to Bayside City Council at a special Council meeting on April 26 2017 regarding these concept plans.

**1. RECOMMENDATION**

That Council:

- 1.1 Supports Port Phillip City Council Officers speaking at Bayside City Council Special Council meeting on 26 April 2017 with respect to the items outlined in 3.1.1.
- 1.2 Notes the Elwood community's concerns regarding future use of Elsternwick Park North and the potential impact change in land use and form may have on the shape and size of future flood events.

**2. BACKGROUND**

- 2.1 Elsternwick Park is located on crown land in Bayside City Council, and is gazetted for public park and recreation purposes. Bayside City Council manages the park on behalf of the Department of Environment, Land, Water and Planning (DELWP).
- 2.2 The northern section of Elsternwick Park (north of Bent Avenue) is approximately 20 ha in area with an organised sport and recreation focus. Currently the park has a 9 hole public golf course, lawn bowls, two sporting fields that service cricket and Australian rules football clubs, tennis courts and children's play equipment.

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- 2.3 The Elster Creek runs directly through the park and during times of heavy rain the creek overflows and the park and golf course are inundated with flood waters.
- 2.4 Concept drawings visualising options for the future use of the park have been created and include ideas to increase the passive and active recreation potential of the park.
- 2.5 These concept drawings have been produced after a Deliberative Panel of 24 community members met in November 2016 to make recommendations for future uses of Elsternwick Park North.
- 2.6 The panel process was organised by Bayside City Council and was externally facilitated. The community members involved in the sessions included some Elwood residents and members of the Elwood Flood Action Group (EFLAG), Port Phillip Eco Centre and the Port Phillip Alliance for Sustainability.
- 2.7 Expert speakers from Bayside City Council, government organisations including Melbourne Water, the sporting organisations that currently use the park and local community groups who will be impacted by changes in the park, provided information and numerous options were discussed during the panel process.
- 2.8 Three Options were chosen by the panel for further consideration with option 1a being the preferred. A landscape architect was engaged to draw more detailed concept designs based on concept drawings completed by the community. Based on these drawings estimated costs have been established. The concept designs completed by the landscape architect take into account underground infrastructure (drains), planning controls (flood controls) and other requirements including disability access.
- 2.9 Option 1a includes the creation of an urban forest, an expanded wetland area accessible to the public through paths, an indigenous display garden and the retention of an upgraded Oval 2 in its existing location with a new pavilion. In this option the golf course is not retained. There may be some flood mitigation opportunity through an increased wetland however this has not been modelled. The total capital cost is \$7.99mil. See attachment 1.
- 2.10 Option 2a includes 4 netball courts with a new pavilion and associated car parking. The creation of an urban forest and expanded wetland area accessible to the public through paths, an indigenous display garden, moves Oval 2 to the north east corner and introduces a 'village green'. In this option the village green has the potential for stormwater detention due to proposed grassed mounding. In this option the golf course is not retained. The total capital cost is \$9.95mil. See attachment 2.
- 2.11 Option 5a retains and improves the golf course and extends the wetlands to the north increasing the overall size of the wetlands. An eco-café/pro shop and a wetlands viewing shelter for educational and community use is also included. This will provide an opportunity for bird watching and habitat interpretation. The total capital cost is \$4.81mil. See attachment 3.
- 2.12 City of Port Phillip community members have expressed concern that the presented options are not fully reflective of the determination of the Bayside Deliberative Panel.



- 2.13 The concept drawings of the three options completed by the landscape architect, will be taken to the Bayside City Council special council meeting on 26 April 2017 for consideration.
- 2.14 City of Port Phillip officers have liaised with Bayside City Council officers in regards to the future use of the park and will continue to maintain a strong relationship with our partners.

### **3. KEY INFORMATION**

- 3.1 The future use of Elsternwick Park North has the potential to impact City of Port Phillip (CoPP) residents, business and visitors positively if it includes flood retardation initiatives, or negatively if not designed appropriately. The parks future use also contributes to the amenity available particularly to Elwood residents, given its relative location.
- 3.2 The drawings being discussed at the Bayside City Council special Council meeting on 26 April 2017 are concept drawings only and do not include any detailed design.
- 3.3 CoPP Council Officers are aware that Melbourne Water have provided some comment regarding the options for increased flood retention however detailed modelling of water movement in and around the area has not occurred.
- 3.4 Of the options provided, Options 1a and 2a have the potential for stormwater detention included in the concept drawings, which may reduce the impact of flooding.
- 3.5 In option 2a, the inclusion of mounds around the village green could serve to make this area act as a retardation basin during large flood events where it could hold 18 000m<sup>3</sup> in additional storage, however consideration of the foundation and finished floor level of the pavilion would need to be mindful of inundation and set to eliminate the potential for flood damage.
- 3.6 Melbourne Water have advised that this will have a small impact on downstream flood levels reducing flow volume from 35m<sup>3</sup>/s to 33m<sup>3</sup>/s in the event of upper catchment significant rainfall events.
- 3.7 The City of Port Phillip's drainage engineer has also advised that downstream lines and discharge pits may also benefit from the additional storage which would be subject to further investigation.
- 3.8 Options 1a and 2a are proposing a new additional wetland which will increase habitat for flora and fauna and provide opportunity to improve stormwater quality. Once in the construction phase, best practice stormwater pollution management will also need to be considered.
- 3.9 Option 1a features shared pathways (cyclists and pedestrians) through the site and some pedestrian only pathways. Option 2a has more pedestrian pathways and only has one shared pathway from north-east (New Street) through to south-west (St Kilda Street) and will restrict bicycle access across the southern section of the site.

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- 3.10 Options 1a and 2a accommodate an increase of 40-50 angled car parking spaces to the north boundary of Bent Avenue.
- 3.11 Along with commending Bayside Council on the deliberative process that they have undertaken to review options considered by the community, Officers will also present the following information when speaking at the Bayside City Council Special Council meeting on 26 April 2017.
- The concern of residents that landform changes associated with the land use do not contribute negatively to downstream flooding.
  - The desire for inclusion of infrastructure or landform changes that maximise flood retardation and decrease downstream flow rates.
  - The request that all potential options are modelled to indicate positive or negative flood impacts.
  - That every opportunity to increase water quality through wetlands and the installation of pollutant traps, is taken.
  - The suggestion that multi-modal pedestrian connections through the park are maximised.



## **FURTHER SUPPORTING INFORMATION**

### **4. ALIGNMENT TO COUNCIL PLAN AND COUNCIL POLICY**

- 4.1 *Engaged* - Build strategic relations with our partners (1.4)
- 4.2 *A Healthy, Creative and Inclusive City* - Support our community to achieve improved health and wellbeing (2.2)
- 4.3 *A Resilient City* - Build resilience through Council action and leadership (3.1)
- 4.4 *A Vibrant city* - Improve and manage local amenity and assets for now and the future (4.3); Ensure people can travel with ease using a range of convenient, safe, accessible and sustainable travel choices (4.4)

### **5. CONSULTATION AND STAKEHOLDERS**

- 5.1 Council officers contacted colleagues at Bayside City Council to clarify if Melbourne Water had reviewed the concept plans to provide input. It was confirmed that this was the case, some basic analysis has been done however extensive modelling of flood reduction potential would not be undertaken until a decision on future use of the park was made.
- 5.2 Council's Drainage Engineer was asked to provide comment on the mounding around the oval in option 2a. His review and commentary aligned with Melbourne Water's comments.

### **6. LEGAL AND RISK IMPLICATIONS**

- 6.1 There is a risk that CoPP's relationship with Bayside City Council is negatively affected by attending the Bayside Council special meeting on April 26 2017.

### **7. SUSTAINABILITY – Triple Bottom Line**

#### **7.1 ENVIRONMENTAL IMPLICATIONS**

- 7.1.1 Attending the Bayside Council special meeting on April 26 2017 to speak to the item at hand will have no negative environmental impact.

#### **7.2 SOCIAL & CULTURAL IMPLICATIONS**

- 7.2.1 None

#### **7.3 ECONOMIC IMPLICATIONS**

- 7.3.1 None

#### **7.4 FINANCIAL IMPLICATIONS**

- 7.4.1 None

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### 8. IMPLEMENTATION STRATEGY

#### 8.1 TIMELINE

8.1.1 Officers will be attending the Bayside City Council special Council meeting on April 26 2017.

#### 8.2 COMMUNICATION

8.2.1 NA

### 9. OFFICER DIRECT OR INDIRECT INTEREST

9.1 No officers involved in the preparation of this report have any direct or indirect interest in the matter.